

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1413											
1. LOCATION	Edmondstown Road, Dublin 14.												
2. PROPOSAL	Residential development of 48 semi-detached houses.												
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P.</td> <td style="text-align: center;">16th Aug. 1983.</td> <td style="padding: 2px;">1. 14th Oct., 1983 Time ext. up to & incl., 21/2/84</td> <td style="padding: 2px;">1. 2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P.	16th Aug. 1983.	1. 14th Oct., 1983 Time ext. up to & incl., 21/2/84	1. 2.
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4. SUBMITTED BY	Name Delany, MacVeigh & Pike, Address 15, Clyde Road, Dublin 4.												
5. APPLICANT	Name Okandl Estates Limited, Address 30, Molesworth Street, Dublin 2.												
6. DECISION	O.C.M. No. P/423/84 B P/423/84A Date 21st Feb., 1984	Notified 21st Feb., 1984 Effect To grant permission A To refuse permission B											
7. GRANT	O.C.M. No. Date	Notified Effect											
8. APPEAL	Notified 14th March, 1984 Type 3rd Party	Decision Permission granted by An Bord Pleanala Effect 6th July, 1984											
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect											
10. COMPENSATION	Ref. in Compensation Register												
11. ENFORCEMENT	Ref. in Enforcement Register												
12. PURCHASE NOTICE													
13. REVOCATION or AMENDMENT													
14.													
15.													

Prepared by	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983County DublinPlanning Register Reference Number: Y.A. 1413

APPEAL by Patrick Leonard of Edmondstown Park, Rathfarnham, Dublin against the decision made on the 21st day of February, 1984, by the Council of the County of Dublin, to grant subject to conditions a permission to Okandl Estates Limited of 30, Molesworth Street, Dublin, for residential development on a site at Edmondstown Road, Rathfarnham, Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said residential development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule hereto are fully complied with, it is considered that the construction of the proposed houses on sites numbered 13 to 48, inclusive, would be in keeping with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The houses on sites numbered 1 to 12, inclusive, taking access from Edmondstown Road, shall be excluded from the development.	1. The development of these house plots is premature pending finalisation of the plans of Dublin County Council for widening/realignment of Edmondstown Road.
2. All the house plots shall have a maximum driveway gradient of 5%	2. In the interests of public safety and to avoid a traffic hazard.

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SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. Prior to commencement of development,</p> <p>(i) a detailed plan for the landscaping of the public open space shall be submitted to and agreed in writing with Dublin County Council. In default of such agreement, details of the plan shall be as determined by An Bord Pleanála.</p> <p>(ii) existing mature and semi-mature trees on the site shall be the subject of a tree survey which shall be submitted to and agreed with Dublin County Council,</p> <p>(iii) any removal of trees to facilitate essential building operations shall be by reference to the tree survey and agreed in writing with Dublin County Council.</p> <p>(iv) all other trees are to be protected adequately by fencing which shall remain in position throughout construction.</p>	<p>3 and 4. In the interests of visual and residential amenity.</p>
<p>4. All landscaping works shall be completed within three months of initial occupation.</p>	
<p>5. The proposed parcel of the open space at the northern boundary shall be aggregated to the existing adjoining open space through removal of the dividing masonry wall.</p>	<p>5 and 6. In the interests of visual amenity.</p>
<p>6. Screen walls, in brick or other similar durable material, not less than 2 metres in height, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling shall be fully discussed and agreed with the planning authority before construction, or in default of such agreement, as may be determined by An Bord Pleanála. Timber fencing is not acceptable.</p>	

SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>7. The water supply and drainage arrangements, including disposal of surface water, shall be in accordance with the requirements of Dublin County Council for such services and works.</p>	<p>7. In the interests of public health and to avoid a health hazard.</p>
<p>8. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.</p>	<p>8. To ensure that street lighting of adequate standard is provided.</p>
<p>9. All public services for the proposed development, including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.</p>	<p>9. In the interests of amenity.</p>
<p>10. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities and road improvement works and other services in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>10. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p>

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